



BOARD OF ADJUSTMENT

AGENDAS & MINUTES

MINUTES OF DECEMBER 10, 2007

The special meeting of the Sussex County Board of Adjustment was held on Monday December 10, 2007, at 7:00 p.m. in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

The meeting was called to order at 7:00 p.m. with Chairman Callaway presiding. The Board members present were: Mr. Dale Callaway, Mr. Ronald McCabe, Mr. John Mills, Mr. Brent Workman and Mr. Jeff Hudson, with Mr. Richard Berl – Assistant County Attorney and staff members Mr. Norman Rickard, Mrs. Melissa Thibodeau and Mrs. Kelly Passwaters – Recording Secretary.

Motion by Mr. Mills, seconded by Mr. Hudson, and carried unanimously to approve the Revised Agenda. Vote carried 5 – 0.

PUBLIC HEARINGS

Case No. 9394 – Diana Barone- south of Route 22, south of West River Drive, being Lot 48 within White House Beach Mobile Home Park.

A variance from the separation requirement between units in a mobile home park and a variance from the side yard and front yard setback requirements.

The Board discussed the case, which has been tabled since March 6, 2006.

Motion by Mr. Mills, seconded by Mr. Workman, and carried unanimously that the variance be **denied**. Vote carried 5 – 0.

Case No. 9730 – John H. Ferris- intersection of Route 26 and Road 424.

A special use exception to place a billboard and a variance from the setback requirements.

The Board discussed the case, which has been tabled since February 26, 2007.

Motion by Mr. Hudson, seconded by Mr. McCabe, and carried unanimously that the variance be **denied**. Vote carried 5 – 0.

Case No. 9866 – S. Carter Knotts- south of Route 22, being Lot 34 within White House Beach Mobile Home Park.

A variance from the side yard setback requirement.

The Board discussed the case, which has been tabled since June 18, 2007.

Motion by Mr. Mills, seconded by Mr. Workman, and carried unanimously that the case be **tabled until March 3, 2008**. Vote carried 5 – 0.

Case No. 9886 – Avelina Kramedas- west of Route One, west of Salt Hat Drive, being Lot 5 within Wharton's Cove Garth development.

A variance from the side yard setback requirement.

The Board discussed the case, which has been tabled since July 16, 2007.

Mr. Rickard read a letter from the applicant requesting to be removed from the December 10, 2007 hearing.

Motion by Mr. Mills, seconded by Mr. McCabe, and carried unanimously that the case be **tabled until February 11, 2008**. Vote carried 5 – 0.

Case No. 9936 – Lingard I. Whiteford, IV- east of Seafarer Road, south of Route 22, being Lot 76 within White House Beach Mobile Home Park.

A variance from the separation requirement between units in a mobile home park.

The Board discussed the case, which has been tabled since September 24, 2007.

Motion by Mr. Mills, seconded by Mr. Hudson, and carried unanimously that the case be **tabled until December 17, 2007 so that Mr. Berl can speak with the surveyor**. Vote carried 5 – 0.

Case No. 9968 – Robert Light (NextGen Energy, Inc.)- south of Peach Tree Drive, 500 feet southwest of Road 269A, being Lot 50 within Nassau Station development.

A special use exception to place a windmill.

The Board discussed the case, which has been tabled since November 5, 2007.

Motion by Mr. Workman, seconded by Mr. McCabe, and carried unanimously that the special use exception be **granted since it will not substantially affect adversely the uses of adjacent and neighboring properties**. Vote carried 3 – 2.

OTHER BUSINESS

Case No. 9356 – William C. Szymanski- west of Route One, north of Dodd Avenue, being Lot G-22 within Sea Air Mobile City Mobile Home Park.

A variance from the side yard setback requirement and a variance from the separation requirement between units in a mobile home park.

Case No. 9483 – Dawn Smith- south of Route One, northwest of Atlantic Avenue, being Lot E-30 within Sea Air Mobile City Mobile Home Park.

A variance from the separation requirement between units in a mobile home park and a variance from the side yard and rear yard setback requirements.

Case No. 9551 – Ray and Patricia Beaver- southeast of Route One, southeast of Center Avenue, being Lot D-35 within Sea Air Mobile City Mobile Home Park.

A variance from the side yard setback requirement, a variance from the separation requirement between units in a mobile home park, and a variance from the maximum allowable lot coverage.

Mr. Rickard summarized letters sent by Mr. Lank to the above three (3) cases in reference to survey's that were requested by the Board and that the survey's must be submitted to the Planning & Zoning Department within 60 days from the date of the letters.

These cases were placed on the agenda for informational purposes only and no action was taken.

DISCUSSION

Permits

Mr. Rickard discussed building permits with the Board members. Mr. Rickard stated he has spoken with Mr. Parker, Director of Assessment, about having the employee's at the building permit counter explain to the customer their setback requirements when they obtain a building permit. Mr. Rickard also stated that Mr. Parker would have the building

permit office have the customer initial next to the setback requirements once it has been explained to them and that they understand the requirements.

Meeting Adjourned at 7:57p.m.